



OLD VALUES - NEW HORIZONS

## COMMUNITY DEVELOPMENT

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### Conservation Commission

**Thursday June 9, 2016**

**7:30pm @ Community Development Department**

### Agenda

#### Attendance

#### Election of Officers

**Meeting Minutes** – Review and Approve – May 26, 2016

#### **Discussion –**

Campbell Farm Sub Committee

**Technical Review Committee (TRC) June 14<sup>th</sup> & Planning Board July 6<sup>th</sup>**

**Case 2016-18 Preliminary Major Site Plan/Design Review Subdivision Application 36 Marblehead Rd 25-G-30 / 25-G-40. 8 lot Condo**

**Case 2016-19 Design Review Open Space Subdivision/ Major Watershed Application 208 & 212 Range Rd Lots 21-C-70 / 21-C-80. 5 lot subdivision**

**55+ / Development Lot 13-C-123 / 13-C-200 15 Roulston Rd Demolish the existing structures & abandon the non-conforming uses (13-C-123) merge the 2 lots and develop into a 55+ condominium w/ private road, w/ WWPD impacts & recreational amenities for a density bonus.**

#### **Planning Board June 15, 2016**

#### **Case 2015-23 Windham High School Greenhouse 64 London Bridge Road (Lot 20-D-1500)**

Per Section 712 of the Zoning Ordinance, a public hearing is to be held on the proposed 16'x36' greenhouse to be constructed at Windham High School.

#### **Case 2016-21 Minor Site Plan/Change of Use Application 49 Range Road (Lot 18-L-400)**

An application for a Minor Site Plan/Change of Use has been submitted for 49 Range Road (Lot 18-L-400) in the Professional, Business and Technology District and Cobbetts Pond & Canobie Lake Watershed District.

#### **Case 2016-22 Minor Site Plan/Change of Use Application 41 Range Road (Lot 18-L-480)**

An application for a Minor Site Plan/Change of Use has been submitted for 41 Range Road (Lot 18-L-480) in the Professional, Business and Business and Technology District and Cobbetts Pond & Canobie Lake Watershed District.

#### **ZBA – June 14<sup>th</sup>**

**Lot 25-D-30 & 40, Case # 16-2016** 36 Marblehead Road Windham Marblehead Properties LLC & South Fork Properties LLC- Residence A and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow each dwelling area to be less than the required 100 ft. by 100 ft. rectangle development box and less than the required 30,000 sq. ft. of contiguous area, and from **Section 603.1.1** of the Windham Zoning Ordinance to allow multiple dwellings per lot, where only one (1) dwelling per lot is allowed.

**Lot 25-D-30 & 40 Case # 17-2016** 36 Marblehead Road-Windham Marblehead Properties LLC & South Fork Properties LLC Residence A and Wetland & Watershed Protection District (WWPD)

Variance relief is requested from **Sections 601.3, 601.1, 601.4.2, 601.4.5** of the Windham Zoning Ordinance to allow the reduction of the WWPD to 25 ft. in the area of units 1 & 2.

**Lot 17-M-142, Case # 18-2016** 8 York Road-Judy Denardo Residence A and Cobbett's Pond and Canobie Watershed Protection District Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance, to allow a dwelling to be constructed on a lot with 7,500 sq. ft. where a minimum 50,000 sq. ft. is required, frontage of 78 ft., where 175 ft. is required, 25 ft. front setback, where 50 ft. is required, a 9 ft. east setback where 30 ft. is required and a 16 ft. west side setback, where 30 ft. is required.

**Lot 11-A-570 & 580, Case # 19-2016** 1 North Lowell Road -Mesiti Indian Rock Road LLC & Windham Lowell Road Development, LLC Village Center District Variance relief is requested from **Section 612.2.1** of the Windham Zoning Ordinance to allow single family dwellings in the Village Center District, which is not allowed.

**Lot 17-J-142, Case # 20-2016** 19 Gardner Road-Shawn & Ashley Thrasher Residence A, Cobbett's Pond & Canobie Lake Watershed Protection Variance relief is requested from **Section 702, App. A-1** of the Windham Zoning Ordinance to allow a dwelling to be constructed on a 9,000 sq. ft. lot where the minimum lot size is 50,000 sq. ft., 74 ft. frontage where 175 ft. is required, 10 ft. front setback, where 50 ft. is required, 15 ft. west side setback where 30 ft. is required, 18 ft. east side setback where 30 ft. is required, 24 ft. lake setback where 50 ft. is required.

**Lot 17-J-104, Case # 21-2016** 15 Rocky Ridge Road-Roberts Family Trust Residence A and Cobbett's Pond and Canobie Lake Watershed Protection District Variance relief is requested from **Sections 200 & 603.1** of the Windham Zoning Ordinance to allow a garage to be constructed without a dwelling on the lot.

## **DES Permits & Correspondence**

## **Intent to Cut Applications**

## **Misc. Items – Wood Meadows Development/ Open Space Document Review**

## **Non-Public per RSA 91-A:3 (d)**

Next Meeting: June 16, 2016 (Master Plan Open Space / Natural Resources)  
June 23, 2016

Agenda items and order may be modified at the discretion of the Commission